



Planning Commission Minutes

June 27, 2011

MEMBERS PRESENT: Chair Rick Jabs, Commissioners Robert Hall, Daniel Kitzberger, Josh Root, Maureen Scaglia, Dennis Schuller and Gordon Vizecky

MEMBERS ABSENT: Commissioner Tom Rublein

STAFF PRESENT: Melissa Poehlman, City Planner
Karen Barton, Assistant Community Development Director
John Stark, Community Development Director

OTHERS PRESENT: Chris Regis, Finance Manager

Chairperson Jabs called the meeting to order at 7:00 p.m.

APPROVAL OF MINUTES

Commissioner Hall distributed a list of proposed amendments to the May 9, 2011 study session minutes. The Commission was given time to review the proposed changes.

M/Hall, S/Schuller to approve the minutes of the March 28, 2011 study session and regular Planning Commission meeting, April 25, 2011 regular Planning Commission meeting and May 9, 2011 study session minutes with the text amendments presented by Commissioner Hall.

Motion carried: 7-0

OPEN FORUM

None

NEW BUSINESS

ITEM #1

PC Letter #15 - Consideration of a resolution finding the 2012 Capital Improvement Budget and 2013-2016 Capital Improvement Plan consistent with the Comprehensive Plan.

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Finance Manager Chris Regis (Regis) provided an overview of the process, budget and plans.

In response to a question from Commissioner Root, Regis and Community Development Director John Stark (Stark) stated that the Public Works Department is currently looking for external sources of funding for the Richfield Parkway project between 63rd and 65th Streets.

In response to a question from Commissioner Root, Regis stated that he was not sure which other City Richfield will connect with for emergency water. He will request the information from the Public Works Department and provide it to the Commission.

In response to a question from Commissioner Root, Regis said that in terms of revenue sources, he trusts the Engineering Department that the funds listed are available.

In response to a question from Commissioner Hall, Regis stated that projects identified in the near future are more certain; however this document is not a "wish list." When specific items come up in the budget year, they will become policy decisions.

M/Scaglia, S/Root to:

1. Recommend approval of the 2013-2016 Capital Improvement Program; and
2. Adopt a resolution finding that the 2012 Capital Improvement Budget and 2013-2016 Capital Improvement Program are consistent with the Comprehensive Plan.

Motion carried: 7-0

Commissioner Schuller added that he recommends a 15 percent reduction in the tax levy given the current economic climate.

ITEM #2

PC Letter #16 – 1) Consideration of a resolution finding that the 66th Street Corridor Revitalization Plan is consistent with the Comprehensive Plan and 2) Consideration of a recommendation to the City Council to accept the 66th Street Corridor Revitalization Plan.

Asst. Community Development Director Karen Barton (Barton) introduced Tom Whitlock of Damon Farber Associates. Mr. Whitlock summarized the report and took questions from the Commission.

Chair Jabs thanked Mr. Whitlock for a successful public input process and a good final product.

In response to a question from Commissioner Hall, Mr. Whitlock responded that a detailed transportation plan was not a focus of this project. That would be a next step for the City and Hennepin County to take.

M/Schuller, S/Hall moved to table consideration of the Plan so that the Commissioners could continue to review the document.

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Motion failed: 2-5 (Jabs, Root, Kitzberger, Scaglia, Vizecky dissenting)

M/Vizecky, S/Root to:

1. Approve a resolution finding that the 66th Street Corridor Revitalization Plan is consistent with the Comprehensive Plan; and
2. Recommend that the City Council accept the 66th Street Corridor Revitalization Plan.

Motion carried: 5-0 (Schuller, Hall abstaining)

PUBLIC HEARING

ITEM #3

Case No. 11-APUD-01 – Consideration of an amendment to the approved Planned Unit Development at the southeast corner of 64th Street and Lyndale Avenue (6401 Lyndale Avenue, 515 – 64th Street West and 521 – 64th Street West)

City Planner Melissa Poehlman (Poehlman) presented the staff report highlighting the changes that have been made to the project since its original approval last year. Poehlman stated that while the proposed changes are mathematically large enough to classify this as a major amendment, the above-grade physical changes to the project are relatively minor.

Poehlman and Developer Terry McNellis answered questions related to parking, traffic control and project financing.

M/Root, S/Vizecky to close the public hearing.

Motion carried: 7-0

Chair Jabs and Commissioner Vizecky indicated that they felt the proposed changes were a significant improvement to the project.

M/Vizecky, S/Scaglia to recommend approval of an amendment to the Final Development Plan and Conditional Use Permit for the Planned Unit Development at 6401 Lyndale Avenue, 515 – 64th Street West and 521 – 64th Street West (Lyndale Commons) to allow construction of a 94-unit apartment building.

Motion carried: 6-1 (Hall dissenting)

ITEM #4

PC Letter #17 – Consideration of amendments to the City’s Zoning Ordinance to address Section 547 (Administration); specifically the application process, requirements and terms of Conditional Use Permits, Variances, Site Plan Approval and Interim Use Permits. The ordinance also clarifies existing language related to permits for driveway replacement.

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Poehlman presented the proposed ordinance changes.

M/Root, S/Vizecky to close the public hearing.

Motion carried: 7-0

Commissioner Hall requested some minor text changes to the ordinance.

M/Vizecky, S/Root to recommend approval of the attached ordinance amending Subsections 507.07, Subdivision 129; 547.09, Subdivisions 4, 9 and 11; 547.11, Subdivisions 1, 3, 4, 9 and 12; 547.13, Subdivisions 1 through 4 and 11; and 547.15, Subdivisions 2, 3 and 5 related to the administration of zoning permits; and Subsection 514.05, Subdivision 6 related to driveway permits.

Motion carried: 7-0

ITEM #5

Case No.s 11-PUD-01, 11-FDP-01, 11-CUP-01 – Continue the public hearing regarding consideration of a Planned Unit Development, Conditional Use Permit and Final Development Plan for land generally located at 6501 Lyndale Avenue to July 25, 2011.

Poehlman stated that developer Wellington Management Inc. had requested continuance of the public hearing in order to further refine the proposal.

M/Root, S/Vizecky to continue the public hearing regarding consideration of a Planned Unit Development, Conditional Use Permit and Final Development Plan for land generally located at 6501 Lyndale Avenue to July 25, 2011.

Motion carried: 7-0

OLD BUSINESS

None

LIAISON REPORTS

Community Services Advisory Commission: No report
City Council: No report
HRA: Report by Commissioner Root
Richfield School Board: No report
Transportation Commission: Report by Commissioner Scaglia
Chamber of Commerce: No report
Other: No reports

ADJOURNMENT

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M/Root, S/Jabs to adjourn the meeting.

Motion carried: 7-0

The meeting was adjourned by unanimous consent at **8:34 p.m.**

Robert Hall
Secretary